

**Planning & Zoning Commission Agenda**  
**Wednesday, August 7, 2013 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
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**PRE-MEETING AGENDA – 4:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
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**PLANNING & ZONING COMMISSION AGENDA – 4:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the July 18, 2013 meeting.

**CONDITIONAL ZONING**

1. CONTINUED FROM JULY 18 - A request for a Conditional Zoning from Residential Multifamily High Density RM16 to Urban Residential District URD CZ for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owners are Physis, LLC and Joel Storrow, and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.

**REZONING**

1. Request to rezone properties at **103, 107, 113, and 117 Caledonia Road** from INST (Institutional) to RS8 (Residential Single-Family High Density) District. The owner is Caledonia Development, LLC, and the agent is Kevin Scarmack. The property is identified as PINs 9648-71-8763, -8788, -8894, and -9809. Planner coordinating review – Blake Esselstyn
2. Request to rezone property at **172 Asheland Avenue**, from RB (Regional Business) to CBD (Central Business District). The owners are Douglas J. Fox and Kenneth G. Fox. The property is identified at PIN 9648-38-0052. Planner coordinating review – Alan Glines

**MAP AMENDMENT**

1. Request to include the parcel located at **172 Asheland Avenue** in the official Central Business District Height Zone Map and Key Pedestrian Streets Map found in Article 7-8-18 of the Unified Development Ordinance. The parcel number is 9648-38-0052. Planner coordinating review - Alan Glines.

**VARIANCE REQUEST**

1. **Green Man Brewing** at 27 Buxton Avenue requests variances. The property identification numbers include 9648-38-9049, 9648-38-9089, 9648-48-0008, and 9648-48-0048. The applicant FBG Panther, LLC is seeking several variances from UDO standards found in the Central Business District zone 7-8-18: height standards; fenestration requirements (windows, doors and other openings; amount of solid wall); and building frontage along a key pedestrian street for the construction of a new micro brewery facility. Planner coordinating review Alan Glines

**WORDING AMENDMENTS**

1. CONTINUED FROM JULY 18 - Proposal for UDO Amendments pertaining to **signs** to Sec. 7-13-3: Off-premises signs, Sec. 7-13-4(b)(1)(c): Residential development signs, Sec. 7-13-4(c): Signage for multi-tenant businesses, Sec. 7-13-5(b)(3)(d): Off-premise signs. Planner coordinating review – Judy Daniel.
2. CONTINUED FROM JULY 18 - Proposal for UDO amendments to sections 7-2-5: Definitions; Sec. 7-8-1(b)(2)(c): Table of Uses; and Sec. 7-16-1: Uses By Right regarding **agricultural uses**. Planner coordinating review – Judy Daniel.

**NEXT MEETING**

1. The next meeting will be Wednesday, September 4 at 5 p.m.